



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 3, 2005

ITEM NUMBER:

SUBJECT: EASTSIDE ANNEXATION AREA 7 POLICY DIRECTION

DATE: DECEMBER 22, 2004

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: R. MICHAEL ROBINSON, ASSISTANT DEV. SVS. DIRECTOR

FOR FURTHER INFORMATION CONTACT: R. MICHAEL ROBINSON, (714) 754-5610

RECOMMENDATION:

Provide policy direction regarding Eastside Annexation Area 7 related to:

1. West Santa Ana Heights
2. Santa Ana Country Club
3. Area South of Mesa Drive

BACKGROUND:

On February 17, 2004, City Council adopted Resolution 04-17, which in part, reiterated Council support for the existing Sphere of Influence related to the annexation of unincorporated county islands. The focus of this resolution and the Council's policy direction was for the Eastside Annexation Area 7. This area is the last unincorporated county island within the City's Sphere of Influence and includes the Santa Ana Country Club, and an area generally located between Santa Ana and Irvine Avenues, Del Mar Avenue/University Drive, and Bristol Street (see Attachment 1). A copy of the City Council Agenda Report for this item contains additional background information and is attached for Council reference (Attachment 2).

ANALYSIS:

Since adoption of Resolution 04-17, City staff has been in contact with the staff of Newport Beach and the Local Agency Formation Commission (LAFCO) regarding the status of Area 7, and alternative approaches to annex the area into either Costa Mesa or Newport Beach. The following paragraphs provide a brief analysis of the issues related to each of the three subareas:

Santa Ana Country Club: The Santa Ana Country Club is the single largest land holding within Area 7. As a result of the City's original annexation application to LAFCO, the Board of Directors of the Country Club also filed an application to amend the current Sphere of Influence boundary to move their property into Newport Beach's sphere and to ultimately annex the club into Newport Beach. The country club is currently surrounded on three side by the City of Costa Mesa. Also, primary access to the club is from Newport Boulevard through Costa Mesa. Finally, the club is within one mile of primary Costa Mesa city services at City Hall, while

the Newport Beach City Hall is more than four miles away. For these reasons, staff suggests that the club is more efficiently served by Costa Mesa and recommends City Council continue supporting efforts to eventually annex the country club into Costa Mesa.

West Santa Ana Heights: The West Santa Ana Heights area has been a source of controversy for several years. Historically, area residents have opposed annexation efforts by Costa Mesa. The area residents have also petitioned LAFCO to move their area into Newport Beach's Sphere of Influence. Ongoing discussions with LAFCO and Newport Beach staff have resulted in a general consensus that further efforts to annex into Costa Mesa would not be successful due to the high degree of resident opposition. Also, unlike the Santa Ana Country Club, there are some logical reasons to annex this area into Newport Beach. These reasons include the fact that the area is part of the larger County redevelopment area and established community, that also includes East Santa Ana Heights, which was recently annexed to Newport Beach. Because of these facts, staff recommends that City Council not oppose efforts by Newport Beach to annex the West Santa Ana Heights.

Area South of Mesa Drive: The area south of Mesa Drive is largely a mixed-density residential area with a community shopping center located at the southwest corner of Irvine Avenue and Mesa Drive. The area also extends south of Del Mar Avenue/University Drive to 2546 Santa Ana Avenue and 2561 Irvine Avenue. However, this area also includes property in Costa Mesa along Alta Lane and 335 – 345 University Drive, and historically been within Costa Mesa's Sphere of Influence due to its proximity to current Costa Mesa city limits and its separation from Newport Beach by Irvine Avenue. However, the City of Newport Beach has indicated its interest in annexing this area. This interest is partially related to the fact that area residents have also opposed annexation by Costa Mesa. However, staff continues to recommend that this area would be best served by Costa Mesa and should remain within our Sphere of Influence.

On November 15, 2004, the LAFCO Executive Director sent a letter to both cities reiterating its previous recommendation that the Santa Ana Country Club and area south of Mesa Drive be annexed to Costa Mesa. The letter also indicated that LAFCO staff has not developed a final recommendation on West Santa Ana Heights. A copy of this letter is attached for Council review and reference (Attachment 3).

Since Newport Beach City Council will consider a Resolution of Application to annex West Santa Ana Heights at its January 25, 2005 meeting, it is important that Costa Mesa confirm its position prior to that date.

ALTERNATIVES CONSIDERED:

City Council may consider continued support of the inclusion of all three subareas within Area 7 in Costa Mesa's Sphere of Influence as established by Resolution 04-17, or other options that would allow one or more of the subareas to be included in the Newport Beach Sphere of Influence.

FISCAL REVIEW:

Fiscal review of this item is not required.

LEGAL REVIEW:

Legal review of this item is not required.

CONCLUSION:

Staff is recommending that City Council not oppose Newport Beach's annexation efforts of West Santa Ana Heights, but that it continue to support the inclusion of the Santa Ana Country Club and the area south of Mesa Drive with our Sphere of Influence.


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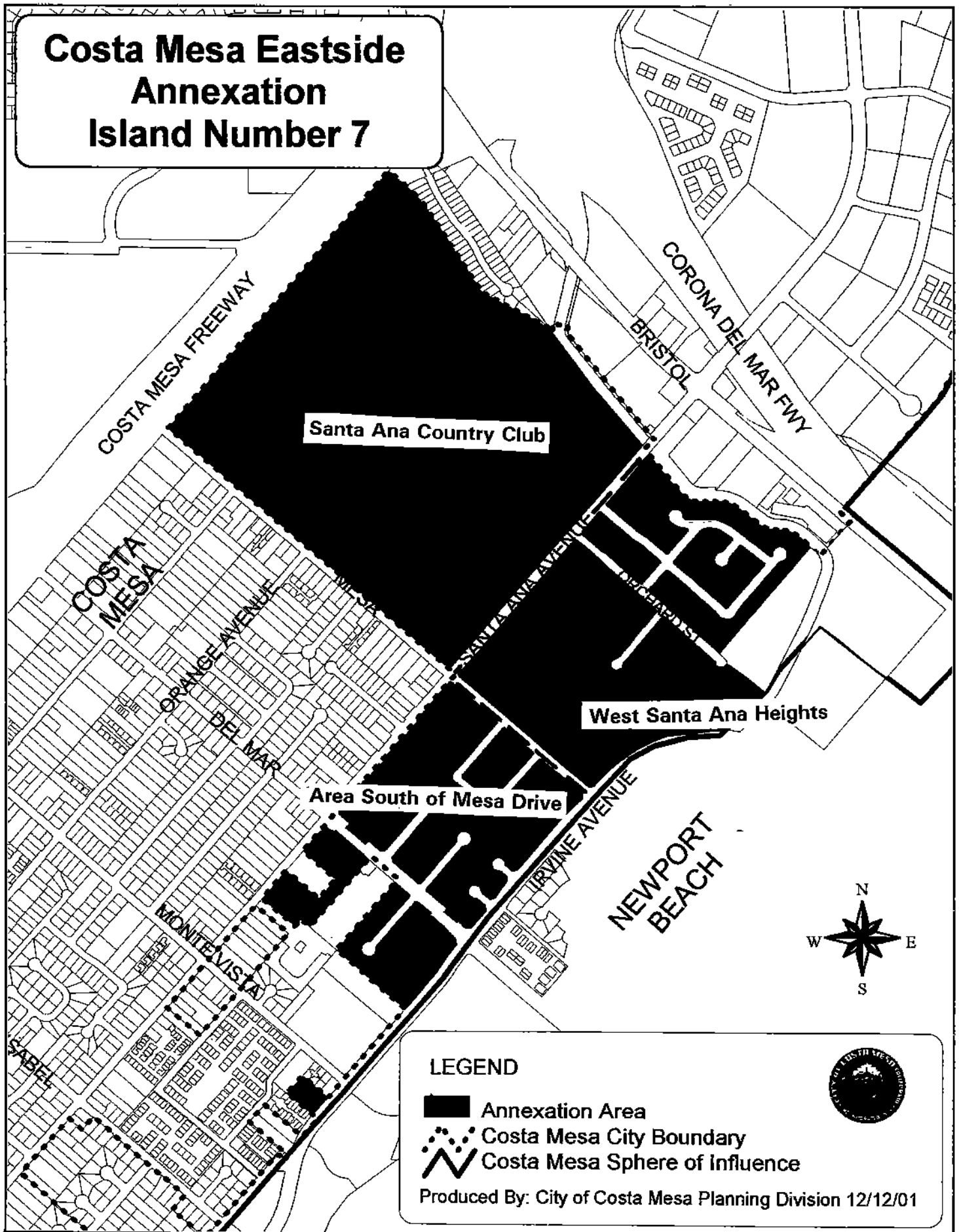
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ATTACHMENTS: 1 Eastside Annexation Area 7 Map
2 City Council Agenda Report dated February 11, 2004
3 LAFCO letter dated November 15, 2005
4 Santa Ana Country Club Letter

ATTACHMENT 1

Eastside Annexation Area 7 Map

Costa Mesa Eastside Annexation Island Number 7





CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE CITY CLERK AT (714) 754-5223**